



27 CARDIFF STREET, ABERDARE, CF44 7DP

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# Kingsbury Place

Cwmaman, CF44 6LH

£169,995



Welcome to this immaculate terraced house located in the charming area of Kingsbury Place, Cwmaman. This stunning property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a welcoming reception room that provides a perfect setting for relaxation and entertaining guests with an inviting log burner.

One of the highlights of this property is the thoughtfully designed utility room, which adds convenience to your daily routines. Additionally, the upstairs toilet enhances the practicality of the home, ensuring that all family members have easy access to facilities.

Step outside to discover a delightful low maintenance garden, perfect for enjoying the outdoors. For those who appreciate a touch of luxury, the summerhouse offers a serene retreat, ideal for quiet moments or creative pursuits.

This property combines modern living with a sense of community, making it a wonderful place to call home. With its excellent features and prime location, this terraced house is not to be missed. Come and experience the charm of Kingsbury Place for yourself.



### Entrance Hall

UPVC front door. Radiator. Solid oak flooring.

### Living Room 21'01 x 10'09 (6.43m x 3.28m)

UPVC double glazed window to front. Radiator x2. Solid oak flooring. Multi-fuel log burner. Under-stairs storage

### Kitchen/Diner 14'06 x 8'10 (4.42m x 2.69m)

UPVC double glazed patio doors to rear. Tiled floor. Radiator. Free standing cooker. Integrated fridge/freezer. Tiled splashback.

### Bathroom 10'03 x 8'00 (3.12m x 2.44m)

UPVC double glazed window to side. Bath with overhead shower. Vanity handwash basin. Radiator.

### Utility Room

UPVC double glazed window to side. Power, plumbing and light.

### Landing

Attic trap.

### Bedroom 1 14'05 x 9'07 (4.39m x 2.92m)

UPVC double glazed window to front x2. Radiator.

### Bedroom 2 10'11 x 8'05 (3.33m x 2.57m)

UPVC double glazed window to rear. Radiator.

### Bedroom 3 8'10 x 8'07 (2.69m x 2.62m)

UPVC double glazed window to rear. Radiator.

### W.C.

W.C. Handwash basin.

### Outside

Rear access. Patio area. Summer-House with power and light. Outside tap.

### Disclaimer

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The Property Misdescription Act 1991

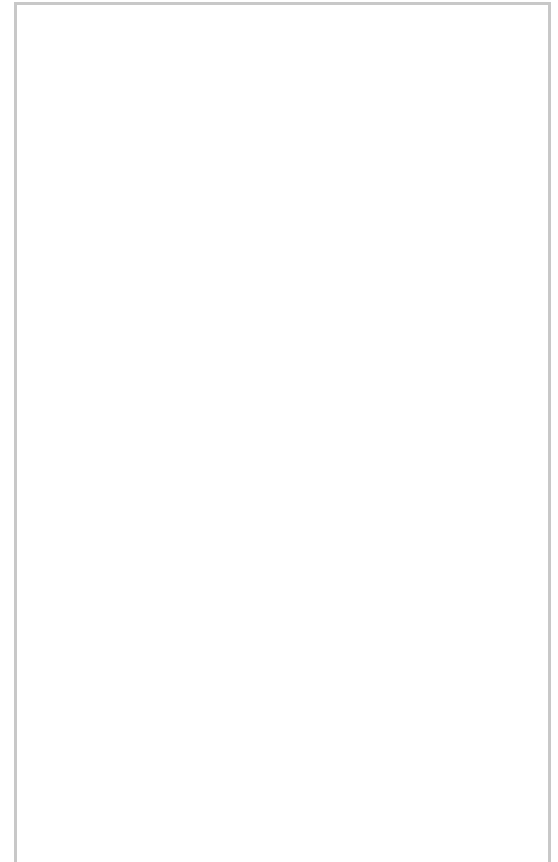
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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